



**East Street Farm** *Pitmore Lane, Sway, SO41 6BW*

**SPENCERS**  
NEW FOREST



# EAST STREET FARM

PITMORE LANE • SWAY • NEW FOREST

*A rare opportunity to purchase a range of agricultural outbuildings, with the benefit of forest rights attached, including a large barn, stables and a number of store rooms set on a plot of land extending to just over 1 acre including a small paddock and manège, offering a number of options for use as an equestrian or potentially for commercial development (STP).*

*Offers In Excess Of £395,000*





East Street Farm has been used previously as a riding school and now presents a number of opportunities for use as a small equine facility or for potential conversion to rural workshops or other small commercial units subject to planning. The attractive barns and storage units would now benefit from some refurbishment and upgrading but offer square footage in excess of 5000 sq ft providing space for a number of requirements.

The barn is set around a small stable yard, consisting of four stables at the front with direct access off Pitmore Lane.



Further access is available from Pitmore Lane onto the land and rear of the barns with hard standing providing ample parking and a holding area for horses. From here gated access leads into the paddock and through into a rear courtyard with access to further outbuildings and the manège.

Access for riding out to the forest is set just across the road off Mount Pleasant Lane.



Further benefits include forest rights including common of pasture and mast.

### Agents Note

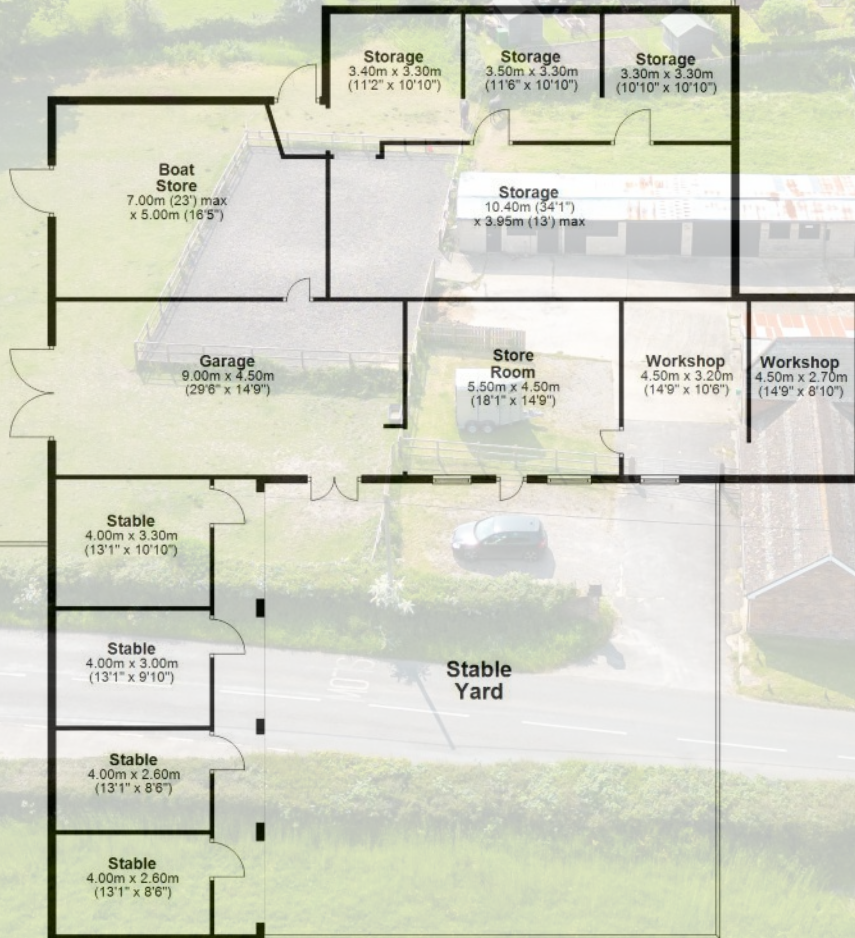
Mains water is available but we understand that further utilities can be accessed from the main road and buyers would need to investigate connections.

# Floor Plan

## Ground Floor



## Stable Yard



## Stable Yard

## East Street Farm Outbuildings

### Approximate Gross Internal Areas

Ground Floor (excl stable yards): 382.6 sqm / 4118.6 sqft  
First Floor (above barn): 92.3 sqm / 1002.7 sqft

**Total Approximate Gross Area:  
474.9 sqm / 5121.3 sqft**

## First Floor





## Directions

From our office in Brockenhurst turn left and proceed up Brookley Road, before taking the first right into Sway Road. Continue to the end of the Sway Road and turn right onto the B3055. Continue for approximately two miles and turn left at the War Memorial junction, just before the Hare and Hounds Pub. Proceed along Pitmore Lane for approximately 1.5 miles, where East Street Farm can be found on the right hand side, just past the turn off for Pauls Lane.

## The Local Area

Sway has a village primary school rated 'outstanding' by Ofsted, a vibrant community with annual carnival, village hall (activities range from archery to yoga), plus cricket, football and tennis clubs. While there's easy access to the Forest's open grassland, heathland and woodland for dog walking and cycling, Sway is off the Forest's usual tourist tracks and feels peaceful and relaxed.

The village centre combines the unusual with the desirable: a contemporary arts hub, quality businesses, mainline railway station, choice of popular pubs, good cafe/deli, award-winning butcher's, village store and post office among others.

Sway's claims to fame include 200-foot high Sway Tower, the tallest structure made out of non-reinforced concrete, and the countryside around Sway was the setting for Captain Marryat's work *The Children of the New Forest*.

## Important Notice

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





For more information or to arrange a viewing please contact us:

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